

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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November 21, 2017

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: October 17, 2017

2. COMMUNICATIONS: none

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 2550 Maywood Drive (APN: 017-162-120)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a new rear deck facing an abutting interior side yard that is greater than ten feet in width, per Section 12.96.060 of the San Bruno Municipal Code. Supriya Perry (Applicant); Christopher and Supriya Perry (Owners).

UP17-021

B. 553 3rd Avenue (APN: 017-080-150)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to remove the existing rear addition and replace it with a larger rear addition that would cumulatively expand the building by more than 50% (83%). If approved and constructed, the total living area of the home would increase to 1,815 square feet, and the gross floor area of the home would be 2,102 square feet including the garage. A Use Permit is required per Section 12.200.030.B.1. of the San Bruno Municipal Code. Roberto Borja (Applicant); Daniel Chamorro (Owner).

UP17-014

C. 2018 Willow Way (APN: 017-092-170)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 714 square-foot, first floor addition and a 525 square foot second floor addition which increases the gross floor area of the existing home by greater than 50% (80%). If approved and constructed, the total living area of the home would increase to 2,349 square feet, and the gross floor area of the home would be 2,779 square feet including the garage. A Use Permit is required per Section 12.200.030.B.1. of the San Bruno Municipal Code. Ayesha Sikandar (Applicant); Gregory George (owner).

UP17-017

D. 1199 El Camino Real (APN: 020-412-280)

Zoning: C-N (Neighborhood Commercial)

Recommended Environmental Determination: Categorical Exemption

Request to adopt a resolution recommending Planning Commission denial of an appeal of the Architectural Review Committee's decision to deny the construction of a 249 square foot whale mouth façade attached to the exit of an existing car wash, per Section 12.120.050 of the San Bruno Municipal Code. Bobak Bakhtiari (Applicant); Beata Dillingham (Owner).

APL-17-001

E. 3300 College Drive (APN: 017-080-150)

Zoning: O (Open Space)

Recommended Environmental Determination: Less-than-significant impacts with implementation of Mitigation Monitoring and Reporting Program

Request for General Plan Amendment, Zoning Code Amendment, Vesting Tentative Map, and Two Planned Development Permits to allow construction of the 70-unit Skyline College Residential project, consisting of a 30-unit multi-family project and a 40-unit single family project, pursuant to Section 12.96.190 and 12.36 of the San Bruno Municipal Code. San Mateo County Community College District (Owner and Applicant); SummerHill Homes (Applicant). (GPA16-001, PD17-001, PDP17-001, PDP-002, TM17-001)

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Verbal update on the status of a proposed loading zone on El Camino Real to support vendor deliveries to Victory Honda and other businesses within the vicinity.
- Verbal update regarding a possible pedestrian connection (walkway) from the vicinity of the Starbuck's restaurant at the Bayhill Shopping Center to San Bruno Avenue West, and clarification of the Code requirements for an Electric Vehicle charging station within the Bayhill Shopping Center.
- Select the December 14, 2017 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on December 19, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.